

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 05044**, from B-3 Commercial District to R-4 Residential District, requested by the Director of the Urban Development Department, on approximately two blocks within the University Place Neighborhood generally located between Cleveland and Baldwin Avenues, on the west side of 47th Street.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 07/06/05
Administrative Action: 07/06/05

RECOMMENDATION: Approval (5-0: Carroll, Carlson, Esseks, Larson and Bills-Strand voting 'yes'; Krieser, Pearson, Sunderman and Taylor absent).

1. The purpose of this change of zone request is to implement the rezoning modifications identified in the adopted North 48th Street/University Place Plan. These properties were removed from the previous rezoning application at the request of the nearby business association for further discussion. The groups have met and this application is now being presented with the support of the neighborhood association, business associations and owners of the properties.
2. The staff recommendation of approval is based upon the "*Analysis*" as set forth on p.4-6, concluding that the proposed downzoning is the result of an adopted neighborhood plan and conforms to the North 48th Street/University Place Plan and the 2025 Comprehensive Plan.
3. Testimony in support is found on p.7-8, and the record consists of three letters in support and petitions signed by ten property owners in support (p.12-19).
4. There was no testimony in opposition; however, the record consists of a letter from the property owner at 4643 Madison Avenue in opposition, wishing to remain zoned as B-3 (p.20). During the public hearing, the Commission was advised that the house on this property is a residential use and the garage is being used for a commercial use. The Planning Commission did not remove this property from the change of zone request (See Minutes, p.8-9).
5. On July 6, 2005, the Planning Commission agreed with the staff recommendation and voted 5-0 to recommend approval of the change of zone as requested (Carroll, Carlson, Esseks, Larson and Bills-Strand voting 'yes'; Krieser, Pearson, Sunderman and Taylor absent).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: July 11, 2005

REVIEWED BY: _____

DATE: July 11, 2005

REFERENCE NUMBER: FS\CC\2005\CZ.05044

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 6, 2005 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #05044

PROPOSAL: To change the zoning on approximately 2 blocks within the University Place Neighborhood from B-3 Commercial to R-4 Residential.

LOCATION: Generally between Cleveland and Baldwin Avenues, on the west side of 47th Street.

LAND AREA: 3.44 acres, more or less.

CONCLUSION: This proposed downzoning is the result of an adopted neighborhood plan. This application conforms to the North 48th Street/University Place Plan and the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-3 and 10-12, Block, 47, Lots 1-3 and 10-12, Block 69, Lots 1-3 and 10-11, Block 74, and Lots 1-3, Block 88, University Place, located in the NW1/4 Section 17 T10N R7E, Lancaster County, Nebraska.

EXISTING ZONING: B-3 Commercial

EXISTING LAND USE: Single-, Two-, and Multiple-family dwellings, commercial

SURROUNDING LAND USE AND ZONING:

North:	Huntington School	P Public
South:	Single, Two-, and Multiple-family dwellings	R-6 Residential
East:	Commercial	B-3 Commercial
West:	Single- and Two-family dwellings	R-4 Residential

HISTORY:

The North 48th Street/University Place Plan: A Neighborhood Revitalization and Transportation Analysis was approved in June, 2004. This plan is an adopted subarea plan of the 2025 Comprehensive Plan, and serves as the basis for this change of zone application.

Prior to the 1979 zoning update, this area was zoned B Two-Family Dwelling, C Multiple Dwelling, D Multiple Dwelling, and I Commercial. As a result of the update, the zoning changed to R-4 Residential, R-5 Residential, R-6 Residential, and B-3 Commercial, which substantially reflected the previous zoning.

HISTORY OF OTHER RESIDENTIAL DOWNZONING:

Apr 2005	Change of Zone #05021 from R-6, R-5, and R-4 to R-5, R-4, and R-2 approved for an area within the University Place neighborhood.
Apr 2005	Change of Zone #05014 from R-4, R-5, R-6, and R-7 Residential to R-2 Residential approved for an area within the Near South neighborhood.
Jan 2004	Change of Zone #3424 from R-4, R-5, and R-6 Residential to R-2 Residential was approved for an area within the Everett neighborhood.
Sept 2003	Change of Zone #3416 from R-4 Residential to R-2 Residential was approved for an area within the Witherbee neighborhood. The Planning Department suggested the issue of downzoning areas within established neighborhoods should be further studied.
Aug 2003	Change of Zone #3412 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park neighborhood.
Apr 2003	Change of Zone #3397 from R-4 Residential to R-2 residential was approved for an existing landmark district within the Near South neighborhood.
Oct 2002	Change of Zone #3378 from R-5 and R-6 Residential to R-2 Residential was approved within the existing Mount Emerald Neighborhood Landmark District. The Planning Department referred to new language in the recently adopted Comprehensive Plan on preserving the character of the existing neighborhoods.
Feb 2002	Change of Zone #3354 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park neighborhood.
Jun 1995	Change of Zone #2890 from R-4 Residential to R-2 Residential was approved for a small area of the Near South neighborhood located at 27 th and Washington Streets.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows the requested area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. (F 27)

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. (F 15)

NORTH 48TH STREET/UNIVERSITY PLACE PLAN RECOMMENDATIONS:

Vision: The University Place neighborhood will offer a sound residential environment for a variety of people, but will emphasize its quality and security as a place to own a home. (p 73)

- Public policy should reinforce existing, positive patterns of development, and discourage or prevent undesirable trends.
- In University place, homeowner investments should be viewed as financially secure and the level of uncertainty should be reduced.

- University place should be an increasingly attractive residential setting for NWU or UNL faculty and staff.
- The overall level of owner-occupancy in University place should increase. (pp 74-75)

Neighborhood Development and Land Use Recommendations

Outcome-Based Neighborhood Investment Strategy: Lincoln should implement a neighborhood development strategy in University Place, with strategies designed to help bring about desirable outcomes on each blockface. (p 75)

Focused Downzoning: The City and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy outcome of each blockface. (p 79)

ANALYSIS:

1. This is a request by the University Place Community Organization to change the zoning for approximately 2 blocks within the University Place neighborhood from B-3 Commercial to R-4 Residential.
2. This is a request to implement the rezoning modifications identified in the adopted North 48th Street/University Place Plan.
3. These properties were originally a part of Change of Zone #05021, approved in April, 2005. They were removed by the Applicant at the request of the nearby business association, in order that further discussions could take place. These groups have met, and this application is being presented with the support of the neighborhood and business associations and owners of these properties.
4. A review process for change of zone proposals is not defined within the Zoning Ordinance. However, Neb. Rev. Stat. §15-902 provides a list of considerations that has traditionally been utilized for such reviews.

- **Safety from fire, flood and other dangers.**
No apparent impact.
- **Promotion of the public health, safety, and general welfare.**
This proposal appears to fulfill policies and guidelines enumerated in the Comprehensive Plan and the North 48th Street/University Place Plan.
- **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development.**
The housing within this proposed change of zone is a mixture of single- and multiple-family dwellings. The majority of the approximately 19 primary residential structures are single-family. There are 15 single-family dwellings, and 4 multiple-family dwellings (24 units).

The focused downzoning strategy used in the subarea plan recognized that different parts of the neighborhood have different characteristics. A strategy was developed based upon the housing configuration and occupancy characteristics of each blockface. The result was this pattern of specific zoning changes.

- **Conservation of property values.**
It is difficult to determine the effect a change of zoning will have on property values.

On one hand, property values could diminish if houses could no longer be converted into duplexes, due to increased lot area requirements, or redevelopment for apartments. On the other hand, this may have the effect of encouraging home ownership, which could stabilize or increase property values. The North 48th Street/University Place Plan acknowledged these competing effects; higher density residential zoning can create uncertainties that tend to drive owner-occupants out and promote conversion of single-family houses and lots to multiple-family use, however, large-scale downzonings face opposition from existing multiple-family property owners, who face the prospect of nonconformance and even clouded titles as a result. (p 79)

- **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.**

The Comprehensive Plan encourages efficient use of existing infrastructure and diversity of housing choices. At the same time, the Comp Plan identifies Lincoln's commitment to its neighborhoods, as well as an encouragement to preserve existing single-family homes for single-family uses. The North 48th Street/University Place Plan provides guiding principles to balance these often competing interests.

5. The most significant difference between the B-3 and R-4 districts is the commercial versus residential nature of uses. The existing B-3 district does not allow residential uses by right, meaning that if any of the existing homes were destroyed, they could not be rebuilt under B-3 zoning. A change to R-4 would allow dwellings to be rebuilt, but would prohibit commercial uses.
6. All new construction of principal buildings in residential districts are required to meet the City of Lincoln Neighborhood Design Standards. These standards are designed to recognize that certain areas of Lincoln "retain much of the traditional physical character of their original lower density development," even though they may have experienced recent higher density development. These standards will apply to these properties if they are changed to R-4.
7. LMC §27.61.040 includes the nonconforming use regulations. In general, a nonconforming use may be continued, but not expanded or enlarged. If the use is damaged beyond 60% of its value or if the use is discontinued for two years or more; any rebuilding or new use must conform to the current zoning regulations. All 19 properties used for residential use are now nonconforming. However, if changed to R-4, these uses will become conforming.
8. LMC §27.03.460 defines nonstandard lots as those that fail to meet the minimum lot requirements for the district, such as lot area, lot width, density, setbacks, height, unobstructed open space, or parking.
9. LMC §27.61.090 provides that nonstandard uses, whether existent prior to the ordinance or due to changes in the zoning, may be enlarged, extended, or reconstructed as required by law for safety, or "if such changes comply with the minimum requirements as to front yard, side yard, rear yard, height, and unobstructed open space..."
10. The R-4 district regulations provide that "multiple family dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the

provisions of Chapter 27.61 [nonconforming and nonstandard uses].” This rule allows multiple-family dwellings built prior to May 8, 1979 to be reconstructed, altered, and restored after damage by treating such uses as nonstandard rather than nonconforming.

Therefore, any of these multiple-family uses that gets changed to R-4 may be altered or rebuilt provided it predates May 8, 1979 and meets the setback and height requirements of the new zoning district. This may result in a slightly different building footprint, but there is no need under the current zoning ordinance for a variance or special permit if these requirements are met.

11. Should the owner of a nonstandard single- or two-family structure want to extend into one of the required yards, a special permit is available provided the structure does not extend further into the setback than it currently does. This special permit is available in any residential zoning district. The owner of a standard use, by comparison, would need to seek a variance from the Board of Zoning Appeals to occupy a required yard.
12. The Planning Department suggests this neighborhood has reached an appropriate mix of single-, two-, and multiple-family residences. The combined density within the blocks under consideration and the blocks recently changed is 10.7 units per acre, which compares to densities of 3.8 to 6.5 units per acre in the neighborhoods where R-2 zoning was approved under the current Comp Plan, and 7.6 units per acre in the pending Near South Neighborhood request.

Prepared by:

Greg Czaplewski
441-7620, gczaplewski@lincoln.ne.gov

Date: March 16, 2005

Applicant: Urban Development Department
808 “P” Street, Suite 400
Lincoln, NE 68508

Contact: Urban Development Department
Wynn Hjermstad
808 “P” Street, Suite 400
Lincoln, NE 68508
441.8211

CHANGE OF ZONE NO. 05044

PUBLIC HEARING BEFORE PLANNING COMMISSION:

July 6, 2005

Members present: Carroll, Carlson, Esseks, Larson and Bills-Strand; Krieser, Pearson, Sunderman and Taylor absent.

Staff recommendation: Approval

Ex Parte Communications: None.

This application was removed from the Consent Agenda due to a letter received in opposition.

Greg Czapslewski of Planning staff submitted two letters in support, including signed petitions from 10 property owners; and a letter in opposition from Martin and Judy Shields, 4643 Madison Avenue, asking that their property remain zoned B-3 and be removed from this change of zone.

Proponents

1, Wynn Hjermsstad, Urban Development, testified as the applicant. She advised that this area was originally part of another downzone application that came forward back in April as a result of the University Place Revitalization & Traffic Study done last year. That study did a careful analysis of all existing land uses and this was one area recommended to be rezoned from B-3 to R-4. Just before that application reached the City Council, the University Place Business Association expressed some concerns that they were not sure the people who lived in this area were aware of what was being proposed. The University Place Neighborhood Association withdrew that portion of the application and held another meeting to make sure that everyone was contacted. There was very good attendance and just about everyone who lived in the area attended. She indicated that there was unanimous consensus to proceed with this downzone.

Bills-Strand pointed out that it is not unanimous due to the letter in opposition from the Shields.

2. Larry Zink, 4926 Leighton Avenue, immediate past president and member of board of the University Place Community Organization (UPCO), spoke on behalf of UPCO in support of this change of zone in the University Place neighborhood along the west side of 47th Street. The properties are currently in residential use and this change would make the zoning consistent with the historical residential use of these properties. The year-long study resulted in a comprehensive set of recommendations that came before this Commission and those recommendations were adopted as an amendment to the Comprehensive Plan, and this rezoning was part of those recommendations. UPCO originally came to this body with proposed rezoning of about 220 properties, including this area. The Commission recommended approval and forwarded it on to the City Council. In between that time and the public hearing before the City Council, concerns were raised when some of the members of the business community were not aware of this particular proposed change of zone. Consistent with the collaborative process taken in this planning process, UPCO requested that these properties be withdrawn from that earlier application and UPCO hosted a couple of meetings of business owners, property owners and city staff to look at the implications to make sure the property owners are in support. Those property owners who

attended the meeting were in support of the change of zone, including the business owners on the implementation committee.

Zink stated that UPCO has bent over backwards trying to involve people in this process. Up until today, this was the first time that he was aware of anyone who was opposed to this change. The proposed rezoning would make the current zoning consistent with the current use of the properties and has overwhelming support of the property owners in the area.

Bills-Strand inquired whether there are any home offices working out of those residential uses. Zink was not aware of any.

Carroll requested to see the 10 out of 19 property owners who submitted petitions in support shown on the map. Zink did not have a map, but suggested that they are spread out throughout the area. Carroll noted that there is a property on the corner of N.W. 47th & Baldwin that is not included in the change of zone request. Zink explained that that property was excluded because it is commercial on the lower level with residential on the top level.

3. Tom Moloney, 4635 Cleveland Avenue, testified in support. The neighbors and the private property owners were aware of the rezoning, regardless of whether there were signs posted or not. Mr. Zink has provided ample information about the zoning with detailed explanations. In addition, Urban Development has provided an excellent continuous stream of information and has been willing to explain the impacts. He contacted members of the University Place Business Association, and the officers stated that their organization had formally taken a position to neither support nor oppose this change. Moloney has lived in the area since 1980. At that time, the continuum of the zoning stream was that he lived in an I zoned area for light industry. There have been many, many changes in the University Place area, particularly in the commercial district. His concern has been a slow, almost undetectable, process of the continuous evaporation of housing stock. Within his 4 block area since 1980, three homes have been demolished to build apartment buildings and the school was demolished and removed three homes along 48th Street. The evaporation of residential dwellings in the University Place area from 64th to 33rd, from Adams to Leighton, has been upwards to 10%. Houses have been torn down and slip-ins have been constructed. There are people with excess amounts of capital on the east and west coast that are coming in and purchasing homes which they then convert or retain their use as apartment dwellings, all resulting in less housing stock being available. Where will people live and where will poor people live when there are no more houses?

There was no testimony in opposition

Staff questions

Carlson asked staff about the property in opposition. Greg Czaplewski of Planning staff showed the property on the map. The issue that property faces is that the house is currently being rented out as residential and the garage is being rented out as commercial property. The property was sold recently and Czaplewski has told the new owner that there may be a violation of the zoning ordinance with two primary uses like that on one property. The owner is trying to make a decision as to the future of the property and that is why he is asking that the property remain B-3 – because he sees a commercial use of that property in the future.

From previous downzoning, Esseks wondered whether there is any evidence of the effectiveness of this step to protect/enhance the stability of the neighborhood and health of the neighborhood. Czaplewski believes that some of the neighborhoods have seen success in encouraging de-conversion back to single family and stabilization of home ownership. The Planning Commission does have a “downzoning subcommittee” that has been formed and has been meeting recently to work on the downzoning issues.

When downzoning areas like this, Larson wondered whether the properties that are not in conformance because of the downzone are grandfathered in. Czaplewski advised that if it is a legally conforming use and does not violate any ordinances, then it could continue as a legal nonconforming use after the downzone.

Bills-Strand inquired whether there would be a difference between what would be conforming in B-3 versus R-4. Czaplewski advised that R-4 does not allow any commercial uses. In the case of the property in opposition, if Building & Safety determines that the use is legal today, the downzone would not cause the owner to have to make any changes. If the use is determined not to be legal, then the owner would not be able to keep the commercial use under either zoning.

Esseks understands that the issue is dual usage. If it were one or the other, would it be grandfathered in? Czaplewski stated that if it is a residential use, it would be fine. If it is a legal commercial use, then it would be grandfathered.

Larson does not believe this action will affect that property. It is going to be determined whether it is legal or illegal now. Czaplewski stated that if it is illegal now, he will have to change anyway.

ACTION BY PLANNING COMMISSION:

July 6, 2005

Esseks moved approval, seconded by Carlson.

Bills-Strand commented that she does not like downzoning. She is hopeful that the work of the Planning Commission subcommittee will find alternatives because there are some negative effects of downzoning.

Motion for approval carried 5-0: Carroll, Carlson, Esseks, Larson and Bills-Strand voting ‘yes’; Krieser, Pearson, Sunderman and Taylor absent. This is a recommendation to the City Council.



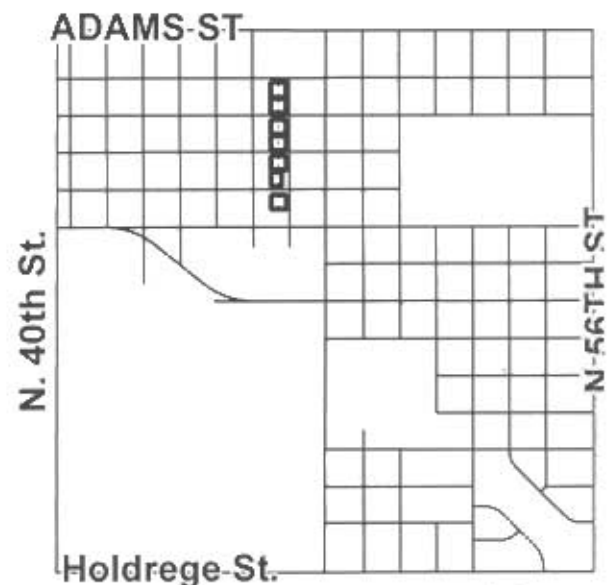
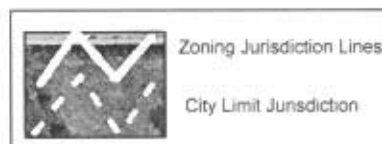
2002 aerial

Change of Zone #05044 N. 47th & Cleveland Ave.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-6	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 17 T10N R7E



Memo

To: Greg Czaplewski, Planning Department
From: Wynn Hjermstad, Manager, Community Development Division
Date: 6/17/05
Subject: Change of Zone 05044, University Place

The Urban Development Department supports the request of the University Place Association to change zoning from B-3 to R-4 Residential, in the area generally located on the west side of 47th Street, between Cleveland and Baldwin.

This down zoning request is consistent with the zoning modifications identified in the neighborhood development and land use section of the North 48th Street - University Place Plan.

It is our view that the proposed zoning change will aid in the development of a stable residential environment, and offer greater safeguards to homeowners in this area.

Please forward my comments to the City Council for their consideration. If you have questions or would like to discuss this issue further, please contact me at 441-8211. Thank you for the opportunity to comment.



Kerry Krause
<kerrythekrause@yahoo.co
m>

06/30/2005 04:54 PM

To plan@lincoln.ne.gov

cc

bcc

Subject University Place zone change from B-3

I will be unable to attend the public hearing July 6 on the application for zone change from B-3 in University Place, but my wife and I are definitely in support of the change. Feel free to use my name if needed. Thanks for your help on this.

Kerry L Krause
4642 Madison Ave

Do You Yahoo!?

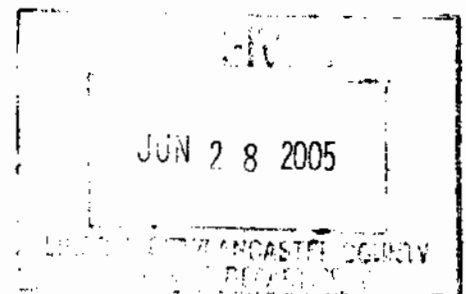
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

6-26-05

Lot 3, Block 88 University Place
4627 Baldwin Ave.
Guy & Joan Richter

Dear Sirs:
We wish to down zone
from B-3 to R4.

Sincerely
Guy & Joan Richter





"Dona" <jj82755@alltel.net>
06/29/2005 09:31 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Downzoning

James L. and Dona Jungers, 4627 Madison Ave. Lincoln Ne 68504.
We are in favor of the proposed downzoning from B-3 to R-4. Our home has been in the family for many years, and we would like the right to rebuild if anything should happen to it.
Thank you for your consideration in this matter.

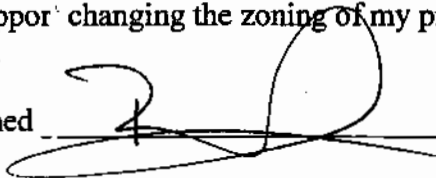
University Place Change of Zone Petition

Parcel ID:	1717119012000
Owner Name:	NAGEL, RYAN A & ALYSSA F
Co-Owner Name:	
Owner Address:	2715 N 47 ST LINCOLN NE 68504
Situs Address:	2715 N 47 ST LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 69 N60' LOTS 11 & 12

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed



Date 7-4-05

Printed Name RYAN NAGEL

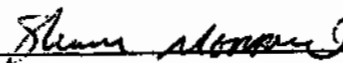
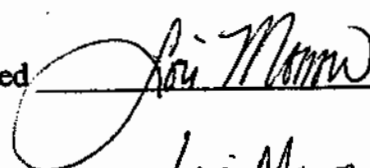
University Place Change of Zone Petition

Parcel ID:	1717112003000
Owner Name:	MORROW, SHAWN D & LORI A
Co-Owner Name:	
Owner Address:	4627 CLEVELAND AVE LINCOLN NE 68504
Situs Address:	4627 CLEVELAND AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 47 LOT 3 & E5' LOT 4

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed



Date 2-7-05

Printed Name

Lori Morrow

Shawn Morrow

University Place Change of Zone Petition

Parcel ID:	1717126010000
Owner Name:	KASSEBAUM, BRIAN R & TERRI L
Co-Owner Name:	
Owner Address:	4626 BALDWIN AVE LINCOLN NE 68504
Situs Address:	4626 BALDWIN AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 74 LOT 10

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Brian Kassebaum Date 2-23-05

Printed Name Brian Kassebaum

University Place Change of Zone Petition

Parcel ID:	1717119010000
Owner Name:	BURESH, STEVEN D & KIMBERLY A
Co-Owner Name:	
Owner Address:	4626 SAINT PAUL AVE LINCOLN NE 68504
Situs Address:	4626 SAINT PAUL AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 69 LOT 10

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Steve Buresh Date 3-11-05

Printed Name Steve Buresh

University Place Change of Zone Petition

Parcel ID:	1717119011000
Owner Name:	KOCH, CHRIS A & TRUDY J
Co-Owner Name:	
Owner Address:	4640 SAINT PAUL AVE LINCOLN NE 68504
Situs Address:	4640 SAINT PAUL AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 69 LOTS 11 & 12 EX N60'

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed  Date 4-3-05

Printed Name Chris A Koch

University Place Change of Zone Petition

Parcel ID:	1717126001000
Owner Name:	BLACKETER, TERRY L & STEVEN L
Co-Owner Name:	
Owner Address:	4645 SAINT PAUL AVE LINCOLN NE 68504
Situs Address:	4645 SAINT PAUL AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 74 LOT 1

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed  Date 16 Feb 05

Printed Name Steven L Blacketer
Terry Blacketer

University Place Change of Zone Petition

Parcel ID:	1717126003000
Owner Name:	BALL, TODD R & RHONDA L
Co-Owner Name:	
Owner Address:	4627 SAINT PAUL AVE LINCOLN NE 68504
Situs Address:	4627 SAINT PAUL AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 74 LOT 3

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Todd R. Ball, Rhonda L Ball Date 20 Feb 05

Printed Name Todd R. Ball, Rhonda L Ball

University Place Change of Zone Petition

Parcel ID:	1717112011000
Owner Name:	KRAUSE, KERRY L & LUCILLE R
Co-Owner Name:	
Owner Address:	4642 MADISON AVE LINCOLN NE 68504
Situs Address:	4642 MADISON AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 47 E1/2 LOT 11 & ALL LOT 12

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Kerry L Krause Date 2-7-05

Printed Name Kerry L Krause

University Place Change of Zone Petition

Parcel ID:	1717133003000
Owner Name:	RICHTER, GUY W & JOAN
Co-Owner Name:	
Owner Address:	4627 BALDWIN AVE LINCOLN NE 68507
Situs Address:	4627 BALDWIN AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	R RESIDENTIAL

Legal Description:
UNIVERSITY PLACE BLOCK 88 LOT 3

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Guy Richter Date 3-11-05

Printed Name Guy Richter

X _____ (bottom portion will be removed prior to submitting in to City)

University Place Change of Zone Petition

Parcel ID:	1717119003000
Owner Name:	JUNGERS, JAMES L & DONA D
Co-Owner Name:	
Owner Address:	4627 MADISON AVE LINCOLN NE 68504
Situs Address:	4627 MADISON AVE LINCOLN
Taxing District:	0009951 LINCOLN
Property Class:	CV URBAN HOUSE CONVERTED TO APARTMENTS

Legal Description:
UNIVERSITY PLACE BLOCK 69 LOT 3

I support changing the zoning of my property from Business District B-3 to Residential District R-4.

Signed Dona Jungers Date 4-7-05

Printed Name Dona Jungers



Gregory S Czaplewski/Notes
07/06/2005 11:25 AM

To Jean L Walker/Notes@Notes
cc
bcc
Subject Fw: University Place Downzoning

In opposition to CZ.05044

— Forwarded by Gregory S Czaplewski/Notes on 07/06/2005 11:25 AM —



<MSHIELDS@neb.rr.com>
07/06/2005 11:21 AM

To <gczaplewski@lincoln.ne.gov>
cc
Subject University Place Downzoning

Dear Greg,

As property owners of 4643 Madison Ave. we would like to state our opinion to remain as a B-3 area. If the planning commission would take our choice of keeping our property under the B-3 zone to the city council that would be appreciated. We are requesting our property to be excluded from the down zoning of this area. We would like the property to remain B-3 even if the our area is changed to R-4. Thank you for relaying this request on to the people involved in the decision making process.

Sincerely,

Martin and Judy Shields